

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**January 5, 2006
WORKSHOP**

MINUTES

Chairman, Michael Tfank, called the meeting to order at 7:56 p.m. with the reading of the legal notice.

ROLL CALL

Present: James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker. Alternates: Steven Castronova, Thomas Harraka. Chairman: Michael Tfank. Planning Director: William Drew, P.P. Principal Planner: Linda M. Lutz, P.P. Planning Board Engineer: Robert Kirkpatrick, P.E. GIS Specialist: Robert Sparkes.

Absent: Edward Orthouse, Leslie Tallaksen.

PUBLIC PORTION

As no one wished to speak a **MOTION** was made by Steven Castronova, seconded by Kurt Wagner, to close the public hearing. On voice vote all were in favor.

SITE PLAN WAIVER APPLICATIONS

APPLICATIONS

GETTY PETROLEUM MARKETING, INC.
Minor Site Plan #0520-0217
Variance #0530-0714

COMPLETE: 11-15-05
DEADLINE: 03-15-06

Block 6701; Lot 8

1910 Union Valley Road; CC Zone

Site plan approval to permit the installation of an attendant's kiosk and metal bollards by the existing front gas island.

Michael McCalley, Esq., Duane Morris LLP, 30 South 17th Street, Philadelphia, PA was present for the applicant. An overview of the application was presented by Linda M. Lutz, P.P.

TCR NJ/PA LAND ACQUISITION L.P.
(VALLEY RIDGE)
Final Site Plan #0220-0041B

COMPLETE: 12-11-05
DEADLINE: 01-25-06

Block 8002; Lot 4

Union Valley Road; R-1/PN Zone

Final site plan approval for the construction of 108 townhouses.

The applicant was represented by Richard Murphy, Trammell Crow Residential, 10 Madison Avenue, Morristown, NJ and Christopher M. Cirrotti, P.E., Dewberry-Goodkind, Inc., 600 Parsippany Road, Parsippany, NJ. An overview of the application was presented by Linda M. Lutz, P.P.

MASTER PLAN SUBCOMMITTEE – No report.

MINUTES

MOTION made by Steven Castronova, seconded by Douglas Ott, to approve the minutes of the December 8, 2005 work meeting. On voice vote all eligible members voted affirmatively.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

MP3 grants – Redevelopment: 70% impervious surface/redevelopment study.
Ecotourism

William Drew explained the staff is in the process of preparing a report for submittal to the Highlands Council. In that regard, he explained the methodology involved in identifying sites having 70% impervious coverage. Using these criteria the staff identified and mapped sites that would qualify for proposed redevelopment areas. An overview of each of these sites was then presented. Board members requested copies of report when completed.

NJ League of Municipalities – Mayor’s Advisory Regarding Water Quality Management Plan (WQMP). William Drew advised that prior to sending a letter to the DEP information was received advising that the deadline for comments had been extended to May 15th.

MISCELLANEOUS

Right-of-Way Vacations and Sale of Township Owned Land: Discussion with Board concerning criteria.

William Drew, Planning Director, explained that this discussion was initiated by an application to the Township Council for the vacation of a road. The Board Engineer, Robert Kirkpatrick, explained the rules regarding right-of-ways. He noted that the Township Council is the entity responsible for vacating roadways.

Planning Board Courses: Board members suggested that the courses Board members are required to take be conducted in house.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:38 p.m.

Respectfully submitted,

Grace R. Davis
Secretary